

Churchill Avenue, Off York Road Doncaster

william h brown

welcome to

Churchill Avenue, Off York Road Doncaster

Situated in this popular location is this three bedroom semi detached property offers spacious living accommodation throughout with a bay fronted lounge, master bedroom and an ample driveway for off road parking, Available with no onward chain!













Entrance Hall

Accessed through a front facing exterior door. There is a central heating radiator, a useful storage cupboard and stairs which rise to the first floor landing.

Lounge

13' 5" x 12' (4.09m x 3.66m)

With a front facing bay double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

Kitchen

11' 2" max x 7' 4" (3.40m max x 2.24m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas cooker point and space for a fridge. There is a pantry, a rear facing double glazed window and a side facing door.

Dining Room

11' 2" x 10' 8" max (3.40m x 3.25m max)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and an electric feature fireplace as the focal point of the room.

First Floor Landing

There is a side facing double glazed window and loft access.

Bedroom One

13' 10" x 12' max (4.22m x 3.66m max)
A double room with a front facing bay double glazed window and a central heating radiator.

Bedroom Two

11' 2" x 10' 1" max (3.40m x 3.07m max)

There is a rear facing double glazed window and a central heating radiator.

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)

There is a rear facing double glazed window, laminate flooring and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is a central heating radiator and a front faxing obscure double glazed window.

Outside

To the front of the property is a lawned garden area with a gated driveway to provide ample off road parking and in turn leads to the garage, To the rear of the property is a mainly laid to lawn generous enclosed garden with a shed and an outbuilding ideal for garden storage.

Outbuilding

There is the wall mounted boiler and plumbing for a washing machine.

Garage

17' 11" x 8' 3" (5.46m x 2.51m) With an up and over door.





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Churchill Avenue, Off York Road Doncaster

- THREE BEDROOM SEMI DETACHED PROPERTY
- IDEAL FOR A YOUNG/GROWING FAMILY
- REAR ASPECT KITCHEN AND DINING ROOM
- BATHROOM
- GENEROUS FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

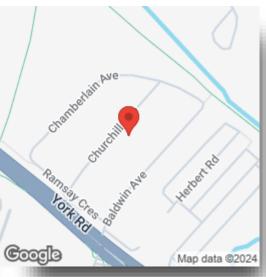
guide price

£155,000









Please note the marker reflects the postcode not the actual property

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Property Ref: DCR122927 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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